042.0	0006	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,001,600	/	1,001,600
USE VALUE:	1,001,600	/	1,001,600
ASSESSED:	1,001,600	/	1,001,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65	-67	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZACHARAKIS GREGORY/LIFE ESTATE
Owner 2:	ZACHARAKIS NAFSIKA/LIFE ESTATE
Owner 3:	
Street 1:	8 SHADYBROOK LN
Street 2:	
Twn/City:	MANSFIELD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02048 Type:

PREVIOUS OWNER

Owner 1:	ZACHARAKIS GREGORY -
Owner 2:	ZACHARAKIS NAFSIKA -
Street 1:	8 SHADYBROOK LN
Twn/City:	MANSFIELD
St/Prov:	MA Cntry:
Postal:	02048

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2743 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4155.000	565,900		435,700	1,001,600
Total Card	0.095	565,900		435,700	1,001,600
Total Parcel	0.095	565,900		435,700	1,001,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.15 | /Parcel: 365.15

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 29659

GIS Ref

GIS Ref

Insp Date 04/20/18

!3597!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	565,900	0	4,155.	435,700	1,001,600		Year end	12/23/2021
2021	104	FV	539,500	0	4,155.	435,700	975,200		Year End Roll	12/10/2020
2020	104	FV	539,500	0	4,155.	435,700	975,200	975,200	Year End Roll	12/18/2019
2019	104	FV	401,100	0	4,155.	463,000	864,100	864,100	Year End Roll	1/3/2019
2018	104	FV	401,100	0	4,155.	337,700	738,800	738,800	Year End Roll	12/20/2017
2017	104	FV	375,400	0	4,155.	294,100	669,500	669,500	Year End Roll	1/3/2017
2016	104	FV	375,400	0	4,155.	250,500	625,900	625,900	Year End	1/4/2016
2015	104	FV	333,100	0	4,155.	245,100	578,200	578,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:19:39

LAST REV

Date	Time
05/03/18	12:00:43

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3597

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZACHARAKIS GREG	70446-40		12/28/2017	Convenience	100	No	No		
	11222-273		8/27/1966			No	No		N

USER DEFINED

Prior Id # 1:	29659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/1994	3422	Manual	3,000					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/16/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4155		Sq. Ft.	Site		0	80.	1.31	1									435,720						435,700	

Total AC/HA:	0.09539	Total SF/SM:	4155	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	435,720	Spl Credit		Total:	435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07927227
Const Adj.:	0.99980003
Adj $ / SQ:	194.230
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695240
Depreciation:	129315
Depreciated Total:	565925

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

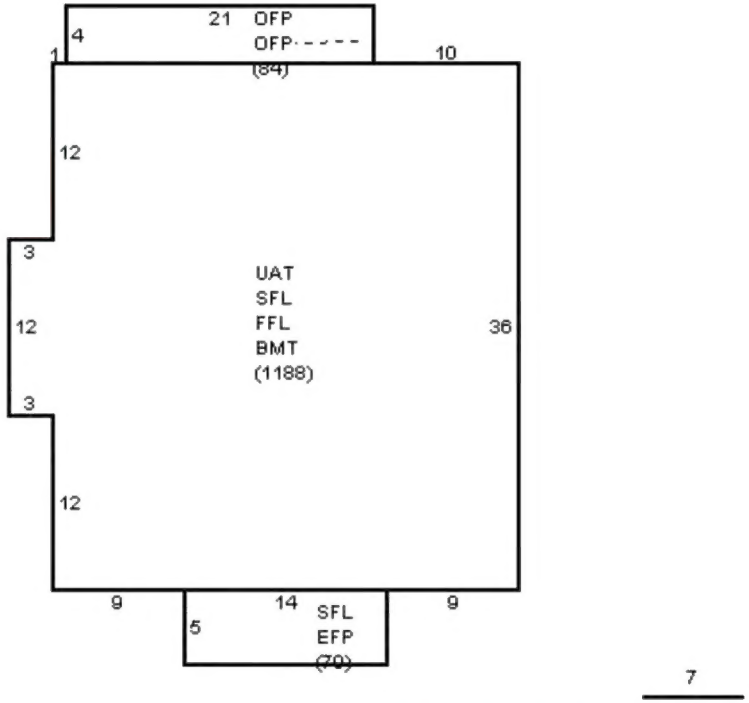
No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.23
Special Features:	0	Val/Su Net:	135.74
Final Total:	565900	Val/Su SzAd	231.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,258	194.230	244,342
BMT	Basement	1,188	58.270	69,224
FFL	First Floor	1,188	194.230	230,745
UAT	Upper Attic	297	135.960	40,380
OFP	Open Porch	168	26.320	4,421
EFP	Enclos Porch	70	66.100	4,627

Net Sketched Area:	4,169			Total:	593,739
Size Ad	2446	Gross Area	5060	FinArea	2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc